



# City of San Antonio

## Agenda Memorandum

**File Number:**21-2969

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**Agenda Item Number:** 15.

**Agenda Date:** 5/20/2021

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 2

### **SUBJECT:**

Ella Austin Community Center 2<sup>nd</sup> Renewal and Amendment to Lease Agreement

### **SUMMARY:**

An ordinance authorizing the execution of the 2<sup>nd</sup> Renewal and Amendment to Lease Agreement (Renewal) between the City of San Antonio as Landlord and Ella Austin Community Center (EACC) as Tenant, for the continued use of approximately 4.2 acres of land area and all improvements thereon, located at 1023 North Pine Street in Council District 2, for a term of ten years expiring May 31, 2031, at a rental rate of \$50.00 for the entire lease term, with a mutual right to terminate without cause, with 180 days' notice.

### **BACKGROUND INFORMATION:**

Through various City Council actions, the City of San Antonio has leased the property at 1023 North Pine Street to the EACC since January 1983. EACC is a non-profit organization serving the City's east side community by providing a wide array of human development services such as early childhood development, senior nutrition, youth and family services and income tax assistance. Originally built as a public school this 100 year old edifice has benefited from the City's investment of over \$1.5 million in recent years rehabilitating and restoring the multi-building campus including a present investment of \$500,000 for new roof systems. As with any aging infrastructure, adequately maintaining the building will be a continuing partnership with EACC performing ongoing maintenance of the buildings. This action will serve to continue the City's support of the EACC's community-based mission by leasing the property for an additional ten year term and incorporating measures into the lease to hold EACC accountable for the day-to-day maintenance. Pursuant to the terms of the Renewal, City staff will be provided reports from EACC documenting their maintenance efforts with a means

in place to ensure the buildings are kept in good condition through EACC employing reasonable practices to invest their own funds to manage and maintain the property. Future capital improvements may be considered as part of the 2022 Bond Program.

#### **ISSUE:**

Approval of the ordinance for the 2<sup>nd</sup> renewal and amendment to the lease agreement for the facility located at 1023 North Pine Street would allow the Ella Austin Community Center (EACC), a non-profit organization with limited funds, to continue to provide human development services on the City's east side community. As there is an immediate and continued need in District 2 for the services provided by EACC, this action will ensure no interruption of those services. This action is a continuation of the City's policy to partner with community-based agencies to enhance customer accessibility to a wide range of human development services.

#### **ALTERNATIVES:**

Should City Council not approve this ordinance, EACC would have to find a new location in which to provide their many programs and human development services to the constituents of District 2 and the east side community.

#### **FISCAL IMPACT:**

The amount of revenue generated by this lease agreement is \$50.00 for the entire ten year term of the lease. This revenue will be deposited in the General Fund.

#### **RECOMMENDATION:**

Staff recommends approval of this 2<sup>nd</sup> Renewal and Amendment to Lease Agreement between the City of San Antonio and Ella Austin Community Center.